

**MEETING MINUTES FOR THE REGULAR  
MEETING OF THE THATCHER TOWN COUNCIL  
March 21, 2022**

Councilmembers present: Mayor Bryce, Vice Mayor Smith, Councilman Rapier, Councilman Welker, Councilwoman Howard, Councilman Vining.

Staff present: Town Manager Heath Brown, Town Engineer Tom Palmer, Town Attorney Matt Clifford, Police Chief Shaffen Woods, Fire Chief Josh Curtis, Building Inspector Mike Payne, staff Rachel Nicholas

Visitors: County Supervisor John Howard, Chuck Hayden, Hector Ruedas, Nette Griffin, Shari Elkins, Ruth Vining, Marie Claridge, Randy & Susan Norton, Susan Wood, Brandon Homer, Lance Henry, Vance Bryce.

**AGENDA**

Welcome and Call Meeting to Order at 6:30 p.m. by Mayor Bryce and he stated that this is a public meeting for the Thatcher Town Council. He stated that we do have a quorum.

Pledge of Allegiance led by Councilmember Rapier

**PUBLIC HEARING:**

Subdivision Ordinance Amendment – no comments made.

Rezoning Request – no comments made.

**OPEN CALL TO THE PUBLIC:**

Mr. Hector Ruedas, a resident of the Quail Ridge subdivision, wished to address the council concerning the new subdivision construction. The main concern is that Quail Ridge drive is still closed as of May 2021. He would like to know when the road will be reopened. He also had concerns about two street lights that were installed near Bobwhite Ln. Mr. Ruedas also requested to be on the agenda for the April council meeting.

Mrs. Hayden also wanted to express concerns that Quail Ridge drive is still closed and the issues it could possibly cause with emergency vehicles and the hazard it poses to children in the neighborhood.

**PUBLIC APPEARANCES:**

“National Week of the Young Child” Proclamation. Nette Griffin and Shari Elkins from First Things First were present to discuss the “National Week of the Young Child” and importance of early childhood education and the foundation it provides to so many young children.

**CONSENT AGENDA:** Action Item

- A. Approve Minutes of the February 28, 2022 Regular Council Meeting
- B. Planning and Zoning Monthly Report
- C. Police Monthly Report
- D. Approval of Invoices
- E. Financial Reports

Vice Mayor Smith made a motion to approve the consent agenda and seconded by Councilmember Rapier. Motion carried unanimously.

**OLD BUSINESS:**

None

**NEW BUSINESS:** Discussion, Consideration and Possible Action

**A. RESOLUTION NO. 699-2022 - A RESOLUTION OF THE COUNCIL OF THE TOWN OF THATCHER, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE TOWN CLERK AND ENTITLED ORDINANCE NO. 194-2022 - "EXHIBIT A" WHICH AMENDS MULTIPLE SECTIONS OF CHAPTER 152 OF THE TOWN OF THATCHER SUBDIVISION ORDINANCE**

Mr. Brown explained that this resolution declares the subdivision ordinance to be public record which allows multiple copies to be kept at Town Hall and forego the newspaper publication. He also explained that this resolution goes along with item B, the resolution that modifies the subdivision ordinance.

Councilmember Rapier made a motion to approve Resolution 699-2022. Vice Mayor Smith seconded the motion. Motion carried unanimously.

**B. ORDINANCE NO. 194-2022 - AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF THATCHER, ARIZONA, AMENDING THE SUBDIVISION ORDINANCE OF THE THATCHER TOWN CODE BY AMENDING MULTIPLE SECTIONS AND ADOPTING BY REFERENCE PURSUANT TO A.R.S. §9-802, THESE AMENDMENTS WHICH ARE FULLY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO.**

Mr. Brown stated the planning and zoning board reviewed and agreed to the modifications in the ordinance. A few of the modifications include street section requirements for subdivisions with large lots. Mr. Palmer helped to explain the recommendations from the P&Z board. The main three items that were recommended for change were the addition of the large lot standard. The second was the width of subdivision streets. The Town currently has a 41' street standard which is bigger than most standards. The recommendation is to reduce the standard to 32'. Item number three was the recommendation to establish turn around standards for future lot splits.

Discussion was made concerning street width standards. Pros and cons were discussed about smaller widths versus the current standard. The council agreed to a 34' street standard.

Councilmember Welker made a motion to approve Resolution 194-2022, which includes the modification to a 34' street standard. Vice Mayor Smith seconded the motion. Motion carried unanimously.

**C. Proposed Re-zone of Parcel 104-13-076, West side of Reay Lane at 4<sup>th</sup> Street**

Mr. Brown explained that area outlined for re-zone would like to change from commercial to mixed use which would give the option of mulit family but also some commercial. Staff feels that the new re-zone makes sense and would benefit the town and the owners of property. Planning and Zoning recommends the re-zoning as well.

Mayor Bryce expressed his concern about reducing the commercial capabilities of any area. Discussion as made about the different types of commercial zoning.

Councilmember Rapier made a motion to approve the re-zone of parcel 104-13-076 from C-2 to mixed use. Councilmember Howard seconded the motion. Motion carried unanimously.

D. Assignment of Zoning to the “Shadow Lane” Annexation Area

Mr. Brown explained that whenever an annexation occurs, there is a period of time that is given which allows the Town to assign the appropriate zoning to the newly annexed areas. The recommendation for the Shadow Lane area is R1-22 where the houses are located, and all of the other areas would be assigned R1-23. Zoning assignments were assigned to be as close to the previous zoning given by Graham County. Maps and explanations were included in the agenda.

Vice Mayor Smith made a motion to approve the Shadow Lane Annexation Assignment of Zoning. Councilmember Rapier seconded the motion. Motion carried unanimously.

E. **RESOLUTION NO. 700-2022** – A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF THATCHER, APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF THE BOX CANYON RESALE AGREEMENT.

Mr. Brown explained the item E and item F will go together. These resolutions state that council gives the manager the authority to sign the project agreements without council approval. There are 25 entities that are members of SPPA, every time the power allocation changes approval from all 25 entities is required. This allows for approval to be timelier by allowing the manager to approve minor changes without bringing every change to the council. All the contracts are included in the packet for the council to look over. Dennis Delany, from K.R. Saline, will be put on speaker phone so he can explain in more detail what these minor changes could be and to answer any questions the council may have.

Councilmember Rapier made a motion to approve Resolution 700-2022. Councilmember Howard seconded the motion. Motion carried unanimously.

F. **RESOLUTION NO. 701-2022** – A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF THATCHER APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF THE SPPA PROJECT CONTRACT NO. 2021-2 (POWER PURCHASE AGREEMENT PROJECT)

Councilmember Rapier made a motion to approve Resolution 701-2022. Councilmember Howard seconded the motion. Motion carried unanimously.

G. Thatcher Soccer Field Use – RSL Club Soccer.

Mr. Brown suggested tabling the item, as David Adams was unable to attend the meeting.

Councilmember Rapier made a motion to table the Thatcher Soccer Field use, Vice Mayor Smith seconded the motion. Motion carried unanimously.

**INFORMATIONAL ITEMS:**

A. Town Manager’s Report

- Public Works Projects – the streets crew is working primarily on the High School Ave job. Since the last report they have poured 2200 ft of sidewalk with approximately 800 ft left and curbing will start immediately after the completion of the sidewalks. The soccer field restrooms are still under construction. The LDS Church has requested to use the soccer fields for the July 24<sup>th</sup> Celebration. There is some minor work that will need to be done to get ready for that. The new mini excavator will be arriving tomorrow. The splash pad will be opening on April 15<sup>th</sup>. The Red Lamp negotiations are going well.
- Budget Work Session - April 4<sup>th</sup> @ 6:00 PM
- Monthly Financial Summary

- Police Department – Chief Woods reported that he visited the K-9 Academy and the dog is doing well, he passed all of his vet exams. Jimmy Whisman and JR will finish up training at a bite/decoy school and then JR and the dog should be back and on duty the week of April 8<sup>th</sup>. Dave Perkins competed the kennel and it will be delivered at the end of this week. Chief Woods expressed that he was very impressed with the dog and his skills.
- Fire Department – Chief Curtis reported that they will be participating in the “Dump the Drugs” campaign later this month.

B. Council Reports

**ADJOURNMENT**

Motion was made to adjourn the meeting at 7:47p.m. by Councilmember Rapier and seconded by Vice Mayor Smith. Motion carried unanimously.

APPROVED:

\_\_\_\_\_  
Heath Brown, Town Manager

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Randy Bryce, Mayor

**CERTIFICATION:**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the Town Council of the Town of Thatcher held on this 21<sup>th</sup> day of March.

I further certify that the meeting was duly called and held and that a quorum was present.

\_\_\_\_\_  
Rachel Nicholas, attending